higher. To determine the Vacant Land Tax could be progressively higher. Tax base, declared land value data availabel with the Registration Departments for the purpose of Stamp Duty, may be gathered/used. If land values are not notified by the Registration Department in any city, the Government may notify Zonal values for the purpose of land value from time to time. It is also suggested that Vacant Land Tax so collected may be earmarked exclusively for EWS/LIG housing or infrastructure facilities such as water supply, sanitation, roads etc which may help the housing sector.

Builders may be asked to subsidise the EWS/LIG housing through incentives in the form of increased FAR/FSI for their projects within the cities. The State Government, as an additional incentive, may permit mixed land use for projects where in EWS/LIG housing is a part. The Mixed Land Use should promote employment generation for the poor. It should be environmentally compatible.

Building Bye-laws may be suitably amended so that a developer may contribute a fixed percentage of the gross area for construction of EWS/LIG houses. If the developer so likes, in lieu of the same, a fixed percentage of the market value of the land could also be collected and kept in a specially constituted Fund set up by the Government. This Fund may be used for EWS/LIG housing.

In case the land use plan for the land released after the repeal of Urban Land (Ceiling & Regulation) Act, 1976 has not been indicated by local plan or such, land is for a use other than housing activity, then, subject to assessment of State Governments/Local authorities and subject to availability of infrastructure facility and enviromental clearance the case may be considered for change in the land use for housing purposes to enable increase in the housing stock.

It logically follows the provision of specially constituted fund and therefore housing for EWS/LIG would be an essential requirement for modified land use.

Land in the city centres will be expensive. Therefore, the States should build up a Land Bank:

(a) by earmarking government land already available; and

(b) by acquiring land which may not be very expensive at present.

The Land Bank may be used to allot land at cost price to builders or any other agencies such as State Housing Boards, State Development Authorities, Cooperative Societies and such NGOs which the State Governments feel will help in achieving the social objective of building houses for economically weaker sections and low income groups.

The colonising scheme for mixed housing and construction of EWS/LIG housing has been sucessfully experimented in some of the State/cities. State Government may consider permitting the commercial use and in lieu of that, colonisers may construct EWS/LIG houses. Successful models such as those in Harayana and Maharashtra etc., may be taken into consideration while making such schemes.

These guidelines are recommendatory in nature and it would be the prerogative of the State Governments to make suitable amendments and additions as per their requirements. The ultimate objective would be social equality.

Revision of Pay-Scales of PTS KBOs

2155. SHRI C.O. POULOSE: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) wherther Government have received any representation for upward revision of pay-scales of PTS Key Board Operators of Governemnt of India Presses;

(b) if so, the details thereof and the action taken by Government thereon; and

(c) by when the case of revision of pay-scales of PTS KBOs is likely to be finalised?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT(SHRI BANDARU DATTATREYA): (a) Yes Sir.

(b) A representation of the Government of India Press, Photo Litho Trade Workers Union, Minto Road was forwarded by Sh. Nawal Kishore Sharma, Member of Parliament (Lok Sabha) on 24.10.97 for up-gradation of the pay-scale of PTS Key Board Operators of Government of India Presses from the pre-revised scale of Rs. 1400-2300 to the revised scale of Rs. 5000-8000.

The PTS Key Boad Operators of the Government of India Presses have been accorded the revised pay scale of Rs. 4500-7000/- which is the normal replacement scale for the pre-revised pay scale of Rs. 1400-2300/-

The request for up-gradation of the pay scale of PTS Key Board Operators in the Government of India Presses was not agreed to.

(c) Does not arise.

Committee of Technical Experts

2156. MISS SAROJ KHAPARDE: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to refer to the answer given in the Rajya Sabha on 21st December, 1998 in reply to Unstarred Question No. 2462 and state:

(a) the detailed terms of reference of the Committee of Technical Experts set up under the Chairmanship of Commissioner (Planning);

(b) whether this Committee has submitted its report/recommendation;

(c) if so, the details of action taken thereon; and

(d) if the answer to part (b) in negative, by when the Committee is scheduled to give its report?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATATREYA): (a) The Committee of Technical Experts under the Chairmanship of Commissioner (Planning), DDA, was set up to suggest the feasibility of more covered area in DDA flats.

(b) The Committee has not yet submitted the final report/recommendations.

(c) and (d) The Committee met twice on 32.10.98 and 6.1.99. The report/recommendations are under process of finalisation.

शहरी क्षेत्रों में बेघर लोग

2157. **श्री गोविन्दराम मिरी:** क्या शहरी कार्य और रोजगार मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या सरकार ने शहरी क्षेत्रों में बेघर लोगों की संख्या का पता करने के लिए राष्ट्रीय स्तर पर कोई सर्वेक्षण कराया है;

(ख) यदि हां, तो तत्संबंधी राज्य-वार ब्यौरा क्या है;

(ग) क्या शहरी क्षेत्रों में बेघर लोगों को आवासीय सुविधाएं उपलब्ध कराने के लिए कोई समयबद्ध कार्यक्रम विद्यमान है;

(घ) क्या सरकार ने दिल्ली, मुम्बई, बेंगलूर तथा कलकत्ता जैसे महानगरों में रियायती दरों पर मकान उपलब्ध कराने हेतु गंभीर प्रयास किया है; और

(ङ) यदि हां, तो तत्संबंधी ब्यौरा क्या है?

शहरी कार्य और रोजगार मंत्रालय में राज्य मंत्री (श्री बंडारू दत्तात्रेय): (क) भारत सरकार द्वारा कोई सर्वेक्षण नहीं किया गया है।

(ख) प्रश्न नहीं उठता।

(ग) सरकार का उद्देश्य शासन के लिए राष्ट्रीय एजेंडा के भाग से रूप में प्रति वर्ष 2 मिलियन मकान उपलब्ध कराना है। इनमें से 7 लाख मकान शहरी क्षेत्र में होंगे हाल ही में की गई प्रगति की समीक्षा से पता चलता है कि 7 लाख मकानों के निर्माण का लक्ष्य काफी हद तक प्राप्त कर लिया जाएगा। तथापि यह राज्य सरकारों के प्रत्युत्तर पर भी निर्भर है कि वे अपनी परियोजनाएं हडको को समय पर प्रस्तुत करें।

(घ) और (ङ) सस्ते मकान उपलब्ध कराने के सरकारी नीति के भाग के रूप में हडको द्वारा दिल्ली, मुम्बई, बंगलौर तथा कलकत्ता के चार महानगरों सहित सारे देश में विभिन्न क्षेणियों विशेषकर ई डब्ल्यू एस तथा